



Luann G. Welmer, Clerk-Treasurer

**CITY COUNCIL MEETING
CITY HALL
WEDNESDAY, MAY 7, 2014
6:00 O'CLOCK P.M.**

I. Meeting Called to Order

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

II. Unfinished Business Requiring Council Action

- A. Second reading of an Ordinance entitled "ORDINANCE NO. ___, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "CN" (COMMERCIAL: NEIGHBORHOOD CENTER) TO "CD" (COMMERCIAL: DOWNTOWN CENTER)." (Cummins Health Facility Rezoning) Jeff Bergman

III. New Business Requiring Council Action

- A. Reading of a Resolution entitled "RESOLUTION NO. ___, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Nagakura Engineering Works Co., Inc.) Clark Greiner
- B. Reading of a Resolution entitled "RESOLUTION NO. ___, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Toyota Industrial Equipment Manufacturing, Inc.) Clark Greiner

- C. Reading of a Resolution entitled "RESOLUTION NO.____, 2014, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Force Holdings, LLC) Clark Greiner
- D. First reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Redwood Acquisition Annexation) Jeff Bergman
- E. First reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "RMc" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)." (Redwood Acquisition Rezoning) Jeff Bergman
- F. First reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE AMENDING THE SHADOW CREEK FARMS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) PLAN." (Shadow Creek Farms Preliminary PUD Modification) Jeff Bergman
- G. First reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY TO BE A PART OF THE CITY OF COLUMBUS, INDIANA." (Joel Spoon / Stonehaven Annexation) Jeff Bergman
- H. First reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY FROM "AP" (AGRICULTURE: PREFERRED) TO "RS3" (RESIDENTIAL: SINGLE-FAMILY 3)." (Joel Spoon / Stonehaven Rezoning) Jeff Bergman
- I. Reading of a Resolution entitled "RESOLUTION NO.____, 2014, A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBUS REDEVELOPMENT COMMISSION TO EXPEND FUNDS IN EXCESS OF \$500,000 FOR ROAD RECONSTRUCTION IN WOODSIDE INDUSTRIAL PARK." Elizabeth Fizel

- J. First reading of an Ordinance entitled "ORDINANCE NO.____, 2014, AN ORDINANCE AMENDING ORDINANCE NO. 3, 2014 ENTITLED 2014 SALARY ORDINANCE." Mayor Brown

IV. Other Business

- A. Standing Committee and Liaison Reports
- B. Discussion Item: Emergency Operations Center – Console Upgrade, Matt Caldwell
- C. The next regular meeting is scheduled for **Tuesday, May 20, 2014, 6:00 p.m. in City Hall.**
- D. Adjournment

March 14, 2014

The Honorable Kristen Brown
Office of the Mayor
City of Columbus
123 Washington Street
Columbus, Indiana 47201

Re: Tax Abatement
Nagakura Engineering works Co., Inc.

Dear Mayor Brown,

Nagakura Engineering Works Co., Inc. (N.E.W. – IN) is planning on adding another machining line at an investment of \$ These new machines will begin arriving in Columbus at the end of May, 2014 and we hope to have all machines delivered and installed by June 30, 2014. We will be adding three (3) individuals at a rate of \$10.00 per hours for first shift and three (3) individuals at a rate of \$10.40 per hour.

We are requesting a tax abatement on the purchase of the new manufacturing equipment. N.E.W. is located in a previously designated Economic Revitalization Area.

Attached are: Application for Tax Abatement, Agreement of Cooperation, Statement of Benefits and lists of the actual equipment.

We request that you place this item on Council Agenda at the earliest convenient date. If you have any questions, please contact Sharon Sharp at (812) 375-1382, ext. 26.

Sincerely,



Shigeo Misuda
General Manager

Encs.

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

Nagakura Engineering Works Co., Inc.

(Company Name)

DATE: March 14, 2014


General Manager

SS.

STATE OF INDIANA
COUNTY OF BARTHOLOMEW

Before me, a Notary Public, in and for said County and State, personally appeared

Shigeo Misuda _____, the

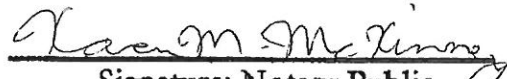
General Manager of Nagakura Engineering Works Co., Inc. who

acknowledged execution of the foregoing Agreement for and on behalf of Nagakura Engineering Works Co., Inc. and who, having been duly sworn, stated that the representations therein contained are true,

Witness my hand and Notarial Seal on this, the 14 day of March, 2014

My Commission Expires:

03/14/2021


Signature: Notary Public

Karen M. McKinney
(Printed)

County of Residence:

Jennings

CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT
Within a Previously Designated Economic Revitalization Area

1. Name of titled landowner.

Nagakura Engineering Works Co., Inc.

2. Name of taxpayer seeking tax abatement.

Nagakura Engineering Works Co., Inc.

3. Has above-named taxpayer previously received tax abatement from the City of Columbus?

Yes

a. If yes, list date(s) 2008, 2009, 2010, 2011, 2012, 2013

b. If company has received tax abatement since July 1, 1991, have CF-i reports been filed annually? Yes

c. According to current CF-i report(s), is your company in full compliance with your existing abatement(s)? Yes

If your answer to the above question is no, please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.

4. a. Legal description of titled property (attach if necessary) Part Final Plat

Lot 1 - South Mapleton Industrial Acrews (J/78)

b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area?

Yes

5. Commonly know address of property.

630 S. Mapleton Street, Columbus, Indiana 47201

6. Are all taxes current and paid with regard to said titled property?

Yes

7. Attach completed statement of benefits form. (Exhibit A)

8. Attach executed agreement that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)

9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.

10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment?

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>
2012	<u>110,482.68</u>	<u>2,617.18</u>
2011	<u>116,820.52</u>	<u>2,188.82</u>
2010	<u>120,076.54</u>	<u>1,992.00</u>
2009	<u>95,027.43</u>	<u>2,067.66</u>
2008	<u>89,806.72</u>	<u>2,253.34</u>

12. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business. Installation of additional manufacturing equipment to meet demands of customer.

13. Estimate of the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

14. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

We will add six (6) new jobs. 3 on first and 3 on second.

15. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary.

All additions will be hourly and start at \$10.00

16. What is your company's starting hourly wage? Does your company provide medical insurance? Yes No

What is dollar value (per hour) of benefit package? \$4.50 per hour

17. Has building permit been issued for construction of the real property for the improvement proposed? N/A

18. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed?

19. List model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available).

ATTACHED

20. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings concerning the petition.

Name Shigeo Misuda/Kay Lord/Sharon Sharp

Address

630 South Mapleton Street

Columbus, Indiana 47201

Phone (812) 375-1382 Fax (812) 375-1385

e-mail misuda@nagakurausa.com

klord@nagakurausa.com

ssharp@nagakurausa.com

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed)

(Printed)

Shigeo Misuda

(Title)

General Manager

Date

March 14, 2014

**STATEMENT OF BENEFITS
PERSONAL PROPERTY**

State Form 51764 (R2 / 12-11)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP**PRIVACY NOTICE**

The cost and any specific individual's salary information is confidential; the balance of the filing is public record per IC 6-1.1-12.1-5.1 (c) and (d).

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987, and areas designated after July 1, 1987, require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to installation of the new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment, **BEFORE** a deduction may be approved
3. To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991, must submit Form CF-1 / PP annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)
5. The schedules established under IC 6-1.1-12.1-4.5(d) and (e) apply to equipment installed after March 1, 2001, unless an alternative deduction schedule is adopted by the designating body (IC 6-1.1-12.1-17).

SECTION 1		TAXPAYER INFORMATION						
Name of taxpayer Nagakura Engineering Works Co., Inc.								
Address of taxpayer (number and street, city, state, and ZIP code) 630 S. Mapleton Street, Columbus, Indiana 47201								
Name of contact person Shigeo Misuda				Telephone number (812) 375-1382				
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT						
Name of designating body common council of the city of columbus				Resolution number (s)				
Location of property 630 S. Mapleton Street, Columbus, Indiana 47201		County Bartholomew		DLGF taxing district number				
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (use additional sheets if necessary) See Attached		ESTIMATED						
		START DATE COMPLETION DATE						
		Manufacturing Equipment		05/31/2014	06/30/2014			
		R & D Equipment						
		Logist Dist Equipment						
IT Equipment								
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT						
Current number 170	Salaries 3,245,476.80	Number retained 170	Salaries 3,245,476.80	Number additional 6	Salaries 159,120.00			
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT						
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	Current values							
	Plus estimated values of proposed project							
	Less values of any property being replaced							
Net estimated values upon completion of project		16,397,197.91						
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER						
Estimated solid waste converted (pounds) _____		Estimated hazardous waste converted (pounds) _____						
Other benefits: We recycle.								
SECTION 6		TAXPAYER CERTIFICATION						
I hereby certify that the representations in this statement are true.								
Signature of authorized representative 		Title General Manager		Date signed (month, day, year) 03/14/2014				

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

- | | |
|--|--|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction on or after July 1, 2000, is allowed for:

- | | | |
|-------------------------------------|--------------------------------------|--|
| <input type="checkbox"/> 1 year | <input type="checkbox"/> 6 years | ** For ERA's established prior to July 1, 2000, <u>only</u> a 5 or 10 year schedule may be deducted. |
| <input type="checkbox"/> 2 years | <input type="checkbox"/> 7 years | |
| <input type="checkbox"/> 3 years | <input type="checkbox"/> 8 years | |
| <input type="checkbox"/> 4 years | <input type="checkbox"/> 9 years | |
| <input type="checkbox"/> 5 years ** | <input type="checkbox"/> 10 years ** | |

I. Did the designating body adopt an alternative deduction schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the alternative deduction schedule to this form.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member)	Telephone number ()	Date signed (month, day, year)
Attested by:	Designated body	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4.5

List of TAX Abatement

AWNC NEW-B 700 Shaft Stator and Hub Turbine

OP No	Process	Name	Unit (\$)	NMC Invoice #
NEW-B 700 SS				
OP-1	Turning 1	Tsugami M08J	\$	
OP-2	Turning 2	Tsugami M08J	\$	
OP-3	Turning 3	Tsugami M08J	\$	
OP-4	Turning 4	Tsugami M08J	\$	
OP-5	Drill, Mill Machine	FANUC α T14iFb	\$	
Option	Mist Collector	Ohm Electric ONC-11	\$	
Option	Mist Collector	Ohm Electric ONC-11	\$	
Option	Program Controller	NMC PMC	\$	
Option	Inspection Table		\$	
Option	Air Blow		\$	
NEW-B 700 HT				
OP-5.5	Turning	Tsugami M08J	\$	
OP-10	Washing Machine	NMC CM25S	\$	
Total:			\$	

Tax Abatement Schedule for Nagakura Engineering Works Co., Inc.

Wednesday, May 7, 2014

Personal Property Abatement Schedule for Nagakura Engineering Works Co., Inc.

YEAR OF DEDUCTION	PERCENTAGE
1st	100%
2nd	90%
3rd	80%
4th	70%
5th	60%
6th	50%
7th	40%
8th	30%
9th	20%
10th	10%
11th and thereafter	0%

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

Nagakura Engineering Works Co., Inc.

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984, which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal property in an area previously designated as an ERA; and

WHEREAS, Nagakura Engineering Works Co., Inc. filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated March 14, 2014 requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new manufacturing equipment at a facility located at 630 S. Mapleton Street, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5, *et. seq.*, a deduction allowed for the installation of new manufacturing equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **Nagakura Engineering Works Co., Inc.** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Nagakura Engineering Works Co., Inc.** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated cost of the installation of new manufacturing equipment is reasonable for this type of project and equipment; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed installation of new manufacturing equipment; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. **Nagakura Engineering Works Co., Inc.’s** project represents a major capital investment into the improvement of personal property, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5 and 17, *et. seq.* shall be allowed for 10 years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the personal property tax abatement of **Nagakura Engineering Works Co., Inc.**

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of May 2014, by a vote of ____ ayes and ____ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of May 2014 at ____ o'clock ____ .M.

Clerk-Treasurer

Approved and signed by me this ____ day of May 2014, at
____ o'clock ____ .M.

Mayor of the City of
Columbus, Indiana



April 1, 2014

The Honorable Kristen Brown
Office of the Mayor
City of Columbus
123 Washington Street
Columbus, Indiana 47201

Re: Real and Personal Property Tax Abatement Request
Toyota Industrial Equipment Mfg., Inc

Dear Mayor Brown:

Toyota Industrial Equipment Mfg, Inc. (TIEM) manufactures a variety of lift trucks at its Columbus, Indiana facility. TIEM is planning an investment in the facility located at 5555 Inwood Drive, Columbus, Indiana. The plans include the investment of an estimated \$ million in new manufacturing and IT equipment aimed at capacity increases and workflow efficiencies in the Columbus facility. Additionally, the Wellness Center is being expanded as a part of the project with an estimated cost of \$.

As a result of this investment, TIEM anticipates all current 813 full-time jobs will be retained. At least an additional 10 (ten) employees are anticipated as a result of the investment. TIEM also currently has 203 temporary employees at the facility.

On behalf of our client, we are requesting a 10-year tax abatement on the purchase of new manufacturing equipment and real property investment. TIEM is located in a previously designated Economic Revitalization Area. Enclosed are the following items:

- Application for Tax Abatement
- Agreement of Cooperation
- Statement of Benefits Personal Property (Form SB-1/PP)
- Statement of Benefits Real Estate Improvements (Form SB-1/Real Property)

We respectfully request that you place this item on the City Council Agenda for the April 15, 2014 meeting. If you have any questions, please contact me at 317.596.3260 Ext. 2443, or via e-mail at bfaulkner@dmainc.com.

Sincerely,

William Faulkner
Director - Property Tax

AGREEMENT OF COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to Economic Revitalization area or economic development target area designation and tax abatement issues.

Toyota Industrial Equipment Mfg., Inc.

Date:

(Joe Kurdziel)

Accounting Mgr.
(Accounting Manager)

State of Indiana

SS:

County of Bartholomew

Before me a Notary Public in and for said County and State, personally appeared Joe Kurdziel, the Accounting Manager of Toyota Industrial Equipment Mfg. Inc. who acknowledged execution of the foregoing Agreement for and on behalf of Toyota Industrial Equipment Mfg., Inc., and who, having been duly sworn, stated that the representations herein contained are true.

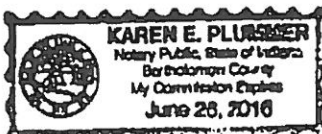
Witnessed my hand and Notarial Seal on this 31st day of MARCH, 2014

Karen E. Plummer
Notary

My Commission Expires: June 26, 2016

Karen E. Plummer
Printed

County Residence: Bartholomew



**TOYOTA INDUSTRIAL EQUIPMENT MFG., INC.
CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT
Within a Previously Designated ERA**

1. Name of titled landowner:

The titled landowner is Toyota Industrial Equipment Mfg., Inc.
("TIEM")

2. Name of Taxpayer seeking tax abatement:

The taxpayer seeking abatement is Toyota Industrial Equipment
Mfg., Inc.

**3. Has above-named taxpayer previously received tax abatement
from the City of Columbus? Yes**

- a. If yes, list date(s): 1988, 1991, 1993, 1994, 1995, 1998,
1999, 2000, 2001, 2004, 2008, and 2013.
- b. If company has received tax abatement since July 1, 1991,
have CF-1 reports been filed annually? Yes
- c. According to current CF-1 report(s) is your company in full
compliance with your existing abatement(s)?

Yes, TIEM is in full compliance with the existing abatements.
Additionally, TIEM has not only met its estimated job
expectations, but has actually exceeded the number of
employment opportunities and ongoing retention of full-time
employees. Please note, only full-time employees are being
included in the current figures on the SB-1/PP & SB-1/RE.
However, the temporary employee figures are being supplied as
part of this application for informational and comparison
purposes.

**4. What is the legal description of the property? Is real property
(or location where the new manufacturing equipment or new
research and development equipment will be installed) in an
economic revitalization area?**

The legal description for the primary parcel is:

PT Lot 2S – Woodside Business Center Section Three 8th Replat
Resubdivision Lot. Parcel ID # 03-85-10-420-000.100-021

In total there are 7 (seven) additional parcels associated with
TIEM's Columbus, IN facilities.

This abatement request is for both Real and Personal Property,
the facility is currently in a designated Economic Revitalization
Area due to the previously-granted abatements.

5. Commonly known address of property?

5555 Inwood Drive
Columbus, Indiana 47201

6. Are all taxes current and paid with regard to said titled property?

TIEM is current on both their RE and PP taxes.

7. Attach complete statement of benefits form.

Please see attached Exhibits A & B, Form SB-1/PP and SB-1/Real Property.

8. Attach executed agreement that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute.

Please see attached Exhibit C.

9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.

TIEM is not a publicly held corporation.

10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization or improvement); or current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment?

The current Assessed Value on TIEM's tangible personal property is \$

The assessment of primary real property parcel is \$.
The assessments on the other parcels have a combined total of \$.

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>
<u>2012 p 2013</u>	\$642,343.94	\$504,052.64
<u>2011 p 2012</u>	\$840,260.64	\$396,375.44
<u>2010 p 2011</u>	\$802,496.06	\$480,641.85
<u>2009 p 2010</u>	\$687,593.92	\$930,056.64
<u>2008 p 2009</u>	<u>\$630,014.60</u>	<u>\$474,516.00</u>
Totals	\$3,602,709.16	\$2,785,642.57

12. Describe the proposed project. Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of the land to be used, the proposed use of the improvements, and the general statement as to the value of the project to the business.

Several projects aimed at capacity increase and workflow efficiencies are being considered. The projects entail an estimated \$ of personal property investment and a building expansion with an estimated cost of \$. Due

to anticipated reconfiguring of the manufacturing space, the new Wellness Center is planned and will accommodate all TIEM employees including those from the recent sales division transition.

13. Estimate the number of full and part-time permanent jobs at the location and the impact on the (current) jobs to be created by the project.

As of 12-31-2013, TIEM employed 813 permanent employees and 203 temporary employees. As part of this project, TIEM plans to retain the 813 permanent positions as well as the 203 temporary positions as long as market conditions remain the same. TIEM estimates at least an additional 10 (ten) employees will be added as part of the proposed projects.

Wages, not inclusive of benefit amounts, paid to the 813 full-time employees for the first 11 months of FYE 3/31/2014 total \$42,333,511. The wages paid to the 203 temporary employees totals \$9,932,962. Annualized numbers are estimated at \$46,182,012 and \$10,835,958 respectively.

14. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project.

Please see response to question 13.

15. Projected annual salaries for the positions to be created. If more than one salary classification, please list the job titles and hourly wage for each.

The additional jobs will be entry-level positions with the expectation of being on the wage scale indicated below plus benefits.

16. a. What is your company's starting wage?
- \$13.45/hr
 - Employed longer than 90 days \$14.55/hr
 - Employed longer than 15 months \$15.60/hr
- b. Does your company provide medical insurance? Yes

Toyota Industrial Equipment Mfg., Inc. – Columbus, Indiana

- c. What is the dollar value (per hour) of benefit package?
\$7.88

17. Has a building permit been issued for construction of the real property for the improvement proposed?

No, a building permit has not been issued for the real estate improvements.

18. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed?

New equipment will be purchased and installed in the future.

19. List model numbers or attach purchase orders of new manufacturing equipment or research and development equipment to be purchased (if available).

This information is not available at this time, but TIEM, as required, will file the 103-EL (Equipment List for New Additions) with its Indiana Business Tangible Personal Property Assessment Return each year.

20. Name, Address and Telephone number of person to contact regarding notice of Council meetings and meetings concerning the Petition.

Joe Kurdziel
Accounting Manager
Toyota Industrial Equipment Mfg., Inc.
5555 Inwood Drive
Columbus, Indiana 47202
Joseph.Kurdziel@tiem.toyota-industries.com
812.342.8640
812.342.0064 fax

William S. Faulkner
Director – Property Tax
DuCharme, McMillen & Associates, Inc.
8440 Allison Pointe Blvd. Suite 300
Indianapolis, Indiana 46250

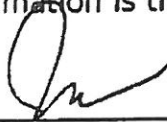
Toyota Industrial Equipment Mfg., Inc. - Columbus, Indiana

bfaulkner@dmmainc.com

317.596.3260 x 2443

317.596.3264 fax

I affirm under the penalties of perjury that the above foregoing information is true and correct.



Joe Kurdziel
Accounting Manager
Toyota Industrial Equipment Mfg., Inc.



STATEMENT OF BENEFITS PERSONAL PROPERTY

State Form 51764 (R3 / 12-13)

Prescribed by the Department of Local Government Finance

FORM SB-1 / PP

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 8-1-12.1-5.1.

INSTRUCTIONS

- 1 This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment and/or research and development equipment, and/or logistical distribution equipment and/or information technology equipment for which the person wishes to claim a deduction.
- 2 The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the installation of qualifying abatable equipment for which the person desires to claim a deduction.
- 3 To obtain a deduction, a person must file a certified deduction schedule with the person's personal property return on a certified deduction schedule (Form 103-ERA) with the township assessor of the township where the property is situated or with the county assessor if there is no township assessor for the township. The 103-ERA must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment is installed and fully functional, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and the extended due date of that year.
- 4 Property owners whose Statement of Benefits was approved, must submit Form CF-1/PP annually to show compliance with the Statement of Benefits (IC 6-1-12-1-5.6).
- 5 For a Form SB-1/PP that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/PP that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect (IC 6-1-12-1-17).

SECTION 1		TAXPAYER INFORMATION							
Name of taxpayer	Name of contact person								
Toyota Industrial Equipment Mfg., Inc.	Joe Kurdziel								
Address of taxpayer (number and street, city, state, and ZIP code)		Telephone number							
5555 Inwood Drive, Columbus, IN 47202		(812) 342-8640							
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT							
Name of designating body		Resolution number (3)							
Common Council of the City of Columbus		TBD							
Location of property		County	DLGF taxing district number						
5555 Inwood Drive, Columbus, IN 47202		Bartholomew	03-021						
Description of manufacturing equipment and/or research and development equipment and/or logistical distribution equipment and/or information technology equipment. (Use additional sheets if necessary) Manufacturing and IT equipment aimed at capacity increases and workflow efficiencies for the Columbus facility		ESTIMATED							
		START DATE	COMPLETION DATE						
		Manufacturing Equipment	05/01/2014	04/01/2015					
		R & D Equipment							
		Logist Dist Equipment							
		IT Equipment	04/01/2014	04/01/2015					
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT							
Current number	Salaries	Number retained	Salaries	Number additional	Salaries				
813	\$46,182,012	813	\$46,182,012	10	\$291,200				
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT							
NOTE: Pursuant to IC 6-1-12.1-5.1 (d) (2) the COST of the property is confidential.	MANUFACTURING EQUIPMENT		R & D EQUIPMENT		LOGIST DIST EQUIPMENT		IT EQUIPMENT		
	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	COST	ASSESSED VALUE	
Current values									
Plus estimated values of proposed project									
Less values of any property being replaced									
Net estimated values upon completion of project									
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER							
Estimated solid waste converted (pounds)				Estimated hazardous waste converted (pounds)					
Other benefits:									
SECTION 6		TAXPAYER CERTIFICATION							
I hereby certify that the representations in this statement are true.									
Signature of authorized representative						Date signed (month, day, year)			
						3/31/14			
Printed name of authorized representative						Title			
Joe Kurdziel						Accounting Manager			

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

- | | |
|--|--|
| 1. Installation of new manufacturing equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 2. Installation of new research and development equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 3. Installation of new logistical distribution equipment. | <input type="checkbox"/> Yes <input type="checkbox"/> No |
| 4. Installation of new information technology equipment; | <input type="checkbox"/> Yes <input type="checkbox"/> No |

C. The amount of deduction applicable to new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.

D. The amount of deduction applicable to new research and development equipment is limited to \$ _____ cost with an assessed value of \$ _____.

E. The amount of deduction applicable to new logistical distribution equipment is limited to \$ _____ cost with an assessed value of \$ _____.

F. The amount of deduction applicable to new information technology equipment is limited to \$ _____ cost with an assessed value of \$ _____.

G. Other limitations or conditions (specify) _____

H. The deduction for new manufacturing equipment and/or new research and development equipment and/or new logistical distribution equipment and/or new information technology equipment installed and first claimed eligible for deduction is allowed for:

- | | | | | | |
|---------------------------------|---------------------------------|---------------------------------|---------------------------------|----------------------------------|---------------|
| <input type="checkbox"/> Year 1 | <input type="checkbox"/> Year 2 | <input type="checkbox"/> Year 3 | <input type="checkbox"/> Year 4 | <input type="checkbox"/> Year 5 | (see below *) |
| <input type="checkbox"/> Year 6 | <input type="checkbox"/> Year 7 | <input type="checkbox"/> Year 8 | <input type="checkbox"/> Year 9 | <input type="checkbox"/> Year 10 | |

I. For a Statement of Benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17? ☐ Yes ☐ No
If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above

Approved by: (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by: (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

(b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.

(c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51787 (R5 / 12 / 13)

Prescribed by the Department of Local Government Finance

2014 PAY 2015

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-1-12-1-5.1

This statement is being completed for real property that qualifies under the following Indiana Code (check one box)

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1-1-12-1-4)
☐ Residentially distressed area (IC 6-1-1-12-1-4.1)

INSTRUCTIONS

- 1 This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body BEFORE the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction
- 2 The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction
- 3 To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year
- 4 A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable IC 6-1-1-12-1-5.1(b)
- 5 For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect IC 6-1-1-12-1-17

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer Toyota Industrial Equipment Mfg., Inc.					
Address of taxpayer (number and street, city, state, and ZIP code) 5555 Inwood Drive, Columbus, IN 47202					
Name of contact person Joe Kurdziel		Telephone number (812) 342-8640		E-mail address joseph.kurdziel@tiem.toyota-	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body Common Council of the City of Columbus				Resolution number TBD	
Location of property 5555 Inwood Drive, Columbus, IN 47202		County Bartholomew		DLGF taxing district number 03-021	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of a new wellness center at the Columbus facility				Estimated start date (month, day, year) 05/01/2014	
				Estimated completion date (month, day, year) 08/01/2015	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number 813.00	Salaries \$46,182,012.00	Number retained 813.00	Salaries \$46,182,012.00	Number additional 10.00	Salaries \$291,200.00
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
REAL ESTATE IMPROVEMENTS					
COST					
ASSESSED VALUE					
Current values					
Plus estimated values of proposed project					
Less values of any property being replaced					
Net estimated values upon completion of project					
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds)			Estimated hazardous waste converted (pounds)		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 3/31/14	
Printed name of authorized representative Joe Kurdziel				Title Accounting Manager	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations.

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
2. Residentially distressed areas ☐ Yes ☐ No

C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (specify) _____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?

☐ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Tax Abatement Schedule for Toyota Industrial Equipment Manufacturer

Wednesday, May 7, 2014

Personal Property Abatement Schedule for TIEM

YEAR OF DEDUCTION	PERCENTAGE
1st	100%
2nd	90%
3rd	80%
4th	70%
5th	60%
6th	50%
7th	40%
8th	30%
9th	20%
10th	10%
11th and thereafter	0%

Real Property Tax Abatement for TIEM

YEAR OF DEDUCTION	PERCENTAGE
1st	100%
2nd	95%
3rd	80%
4th	65%
5th	50%
6th	40%
7th	30%
8th	20%
9th	10%
10th	5%
11 th and thereafter	0%

RESOLUTION NO. ____, 2014

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

Toyota Industrial Equipment Manufacturing, Inc.

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property and installation of new personal property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984 and as amended by Resolutions 20-1985, 3-1988 and 48-1988, all which remain in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for personal and/or real property in an area previously designated as an ERA; and

WHEREAS, Toyota Industrial Equipment Mfg., Inc. ("TIEM") filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated March 31, 2014, requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of improving real estate within an established ERA located at 5555 Inwood Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, TIEM also filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated March 31, 2014, requesting the approval of a ten (10) year personal property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of installing new manufacturing equipment including equipment used to dispose of solid waste or hazardous waste, new research and development equipment, new logistical distribution equipment, and information technology equipment at a facility located at 5555 Inwood Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit B**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 3 *et. seq.*, a deduction allowed for improvement to real estate:

1. Shall be for a period of not more than five (5) years if the area is a residentially distressed area; or
2. Shall be either three (3), six (6), or ten (10) years in an economic revitalization area designated before July 1, 2000; or
3. Shall be for a period not to exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 4.5 *et. seq.*, a deduction allowed for the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, or new information technology equipment:

1. Shall be either five (5) or ten (10) years in an economic revitalization area designated before July 1, 2000; or
2. Shall be determined by the designating body, but the deduction shall not exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real and personal property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefit forms submitted by **TIEM** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **TIEM** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated value of the proposed redevelopment or rehabilitation to the real estate is reasonable for projects of that nature; and
 - b. The estimated cost of the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment is reasonable for this type of project and equipment; and
 - c. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property and proposed installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and

- d. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property and installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - e. The estimate of the amount of solid waste or hazardous waste that will be converted into energy or other useful products can be reasonably expected to result from the installation of the new manufacturing equipment used to dispose of solid waste or hazardous waste in such a manner; and
 - f. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property and the installation of new manufacturing equipment, new research and development equipment, new logistical distribution equipment, and information technology equipment; and
 - g. The totality of benefits is sufficient to justify the deduction.
- 3. **TIEM's** project represents a major capital investment into the improvement of real estate and personal property, and compliments the initiatives of the City of Columbus for economic development.
 - 4. The deduction allowed for real property pursuant to INDIANA CODE 6-1.1-12.1- 3 and 4 and 17, *et. seq.* shall be allowed for 10 years;
 - 5. The deduction allowed for personal property pursuant to INDIANA CODE 6-1.1-12.1- 4.5 and 17, *et. seq.* shall be allowed for 10 years;
 - 6. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits forms attached hereto as **Exhibit A and Exhibit B** for purposes of facilitating the real property and personal property tax abatements of the applicant herein.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of
May 2014, by a vote of ____ ayes and ____ nays.

Presiding Officer of the
Common Council

ATTEST:

Clerk of the Common Council

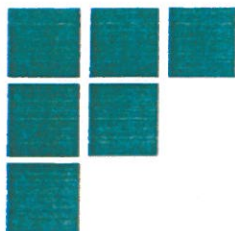
Presented by me to the Mayor of Columbus, Indiana, this ____ day
of May 2014 at ____ o'clock ____ .M.

Clerk-Treasurer

Approved and signed by me this ____ day of May 2014, at
____ o'clock ____ .M.

Mayor of the City of
Columbus, Indiana

April 11, 2014



The Honorable Kristen S. Brown
Office of the Mayor
123 Washington Street
Columbus, IN 47201

RE: Tax Abatement for Real Property Improvements
Force Holdings, LLC
Shell Building Project

This letter and the enclosed materials constitute Force Holdings, LLC's request of the Columbus City Council to grant property tax abatement for a shell building which we propose to develop in the Woodside Northwest Industrial Park. We would hope that this matter could be considered in the May 7, 2014 Council meeting.

The proposed 50,000 sf building is designed to be suitable for a wide variety of manufacturing, laboratory, office, or warehouse/distribution uses. Our intent is to make the building as appealing as possible, to the widest range of prospective end users, consistent with the established industrial zoning for the site.

In the near term, we anticipate the creation of ten local construction jobs during construction of the building shell. The average wage of the individuals employed on the project will be \$25.00/hour and the average benefits paid will be \$14.00/hour. These items are excluding employer taxes and other expenses paid by the contractor/employer. The initial investment of \$ million in real property improvements will be followed by additional investments to complete the interior of the building, according to the end user's requirements.

The Lot 5 site in Woodside Northwest has already been designated as an Economic Revitalization Area (ERA). The project land area of 10 acres may be increased, depending on potential end user requirements. All required infrastructure (utilities, roadways) is in place and available to service the site.

Force Holdings, LLC

990 N. National Rd.
Columbus, IN 47201
Phone: 812/372-8441
Fax: 812/372-5424

forceco.com

The Honorable Kristen S. Brown
April 11, 2014
Page 2

Our specific request is that a real property tax abatement be provided in the amount of 95% for years one through five of the project, and that this abatement be gradually reduced for years six through ten, after which the tax abatement for the first phase investment would expire. This tax abatement format is important to our ability to undertake the project on a speculative basis. We also want to preserve as much of the tax abatement as possible for the benefit of future end users or purchasers of the facility. This abatement is also a requirement of our financing partner in this project.

Attached hereto are the following:

1. Application for Tax Abatement
2. Agreement of Cooperation
3. Statement of Benefits Real Estate Improvements (SB-1) Form
4. Hourly Wage and Benefit Summary
5. Project Profile

We are excited to share this information, and hope that we might have your support of this proposal, in the interest of job creation and economic development of Columbus and Bartholomew County. We look forward to responding to any questions which you may have, and to working the Columbus City Council and you to make this project a reality.

Respectfully submitted,

FORCE HOLDINGS, LLC



Harold Force
Managing Member



David Force
Managing Member

HF:wml

Enclosures

cc: Jason Hester, Columbus Economic Development Board

Force Holdings, LLC

990 N. National Rd.
Columbus, IN 47201
Phone: 812/372-8441
Fax: 812/372-5424

forceco.com

AGREEMENT of COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

Force Holdings, LLC

(Company Name)

DATE: April 11, 2014

Harold Force
Harold Force, Member

_____, Secretary

STATE OF INDIANA
COUNTY OF BARTHOLOMEW

SS:

Before me, a Notary Public, in and for said County and State, personally appeared
Harold Force,

Member of Force Holdings, LLC who

acknowledged execution of the foregoing Agreement for and on behalf of

Force Holdings, LLC and who, having been duly sworn, stated that the
representations therein contained are true,

Witness my hand and Notarial Seal on this, the 11th day of, April, 2014

My Commission Expires:
May 1, 2016

Linda Sue Chapple
Signature: Notary Public

Linda Sue Chapple
(Printed)

County of Residence:

Decatur

CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT
Within a Previously Designated Economic Revitalization Area

1. Name of titled landowner. A partnership property which is in the process of being titled to Force Holdings, LLC
2. Name of taxpayer seeking tax abatement. Force Holdings, LLC
3. Has above-named taxpayer previously received tax abatement from the City of Columbus (either at this location or elsewhere)?
- a. If yes, list date(s) No
- b. If company has received tax abatement since July 1, 1991, have CF-1 reports been filed annually?
- c. According to current CF-1 report(s), is your company in full compliance with your existing abatement(s)? No existing abatement
- If your answer to the above question is "no", please contact the Department of Community Development at (812) 376-2520 to schedule an appointment with the Columbus Common Council Incentive Review Committee.
4. a. Legal description of titled property (attach if necessary) See attached deed.
- b. Is real property (or location where the new manufacturing equipment or new research and development equipment will be installed) in an economic revitalization area? YES ☒ or NO ☐
5. Commonly known address of property.
Lot 5, Woodside Northwest, International Drive, Columbus, Indiana 47201
6. Are all taxes current and paid with regard to said titled property?
Yes
7. Attach completed Statement of Benefits (SB-1 RP and/or PP) form(s). (Exhibit A)
8. Attach executed Agreement of Cooperation that applicant will participate and cooperate with the City of Columbus and/or its designated agencies and the Common Council of the City of Columbus, Indiana, for purposes of an annual review, required by State Statute. (Exhibit B)
9. If business organization is publicly held, give name of corporate parent and name under which the corporation is filed with the Securities Exchange Commission.
N/A
10. What is the current assessed valuation of the real property (before rehabilitation, redevelopment, economic revitalization, or improvement); and/or the current assessed valuation of the tangible personal property to be replaced by new manufacturing equipment or research and development equipment?
RP AV: \$ 14,900.00 PP AV: \$ -0-

11. List the real and personal property taxes paid at the location during the previous five (5) years, whether paid by current owner or previous owner.

<u>Year</u>	<u>Real Property</u>	<u>Personal Property</u>
2013	\$671.16	-0-
2012	\$617.54	-0-
2011	\$535.12	-0-
2010	\$476.30	-0-

13. Describe the proposed project (rehabilitation, new construction, or installation of new manufacturing equipment or research and development equipment). Include information about physical improvements to be made or the new manufacturing equipment to be installed, an estimate of the cost of the project, the amount of land to be used, the proposed use of the improvements, and a general statement as to the value of the project to the business. (Attach if necessary)

New construction of a 50,000 sf shell building in the Industrial Category.

14. Estimate of the number of full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. 10 new construction jobs
15. Number of current full and part-time permanent jobs at the location and the impact on those (current) jobs to be caused by the project. To be determined
16. Projected annual salaries for positions to be created. If more than one salary classification, please list the job titles and hourly wage for each. Use attachment if necessary. See attached.
17. What is your company's starting hourly wage? \$ (See attached.)
Does your company provide medical insurance? ☒ Yes No
What is dollar value (per hour) of benefit package? (See attached.) _____
18. Has building permit been issued for construction of the real property for the improvement proposed? No
19. Has new manufacturing equipment or research and development equipment been purchased, leased, or installed? N/A
20. List model numbers or attach purchase orders of the new manufacturing equipment or research and development equipment to be purchased (if available). N/A

21. Name, address and telephone number of person to contact regarding notice of Council meetings and meetings concerning the petition.

Name Harold Force
Address 990 N. National Road
Columbus, IN 47201
Phone (812) 372-8441 Fax (812) 372-5424
e-mail hforce@forceco.com

I affirm under the penalties of perjury that the above and foregoing information is true and correct.

(Signed) Harold Force

(Printed) Harold Force

(Title) Member

Date April 11, 2014



CITY OF COLUMBUS, INDIANA
APPLICATION FOR TAX ABATEMENT

Construction Jobs Hourly Wage Information

	Wage	Benefit	Total Hourly Earnings
Carpenter	\$25.93	\$15.67	\$41.60
Laborer	\$21.18	\$12.32	\$33.50
Operator	\$30.83	\$14.27	\$45.10
Finisher	\$23.58	\$11.64	\$35.22

Force Holdings, LLC

990 N. National Rd.
Columbus, IN 47201
Phone: 812/372-8441
Fax: 812/372-5424

April 11, 2014

forceco.com



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51787 (R5 / 12-13)

Prescribed by the Department of Local Government Finance

20 ____ PAY 20 ____

FORM SB-1 / Real Property

PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):
☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

SECTION 1		TAXPAYER INFORMATION			
Name of taxpayer		Force Holdings, LLC			
Address of taxpayer (number and street, city, state, and ZIP code)		990 N. National Road, Columbus, IN 47201			
Name of contact person	Telephone number	E-mail address			
Harold Force	(812) 372-8441	hforce@forceco.com			
SECTION 2		LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body		Resolution number			
Common Council of the City of Columbus, Indiana					
Location of property	County	DLGF taxing district number			
Lot 5, Woodside Northwest	Bartholomew				
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)		Estimated start date (month, day, year)			
50,000 sf shell building in the Medium Industrial Category		06/01/14			
		Estimated completion date (month, day, year)			
		11/01/14			
SECTION 3		ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT			
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
-0-	-0-	-0-	-0-	10 construction	Sal=\$227,590 for 9,100 HR Ben=\$127,850 for 9,100 HR
SECTION 4		ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT			
		REAL ESTATE IMPROVEMENTS			
		COST		ASSESSED VALUE	
Current values		\$ 450,000			
Plus estimated values of proposed project		\$			
Less values of any property being replaced					
Net estimated values upon completion of project		\$			
SECTION 5		WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER			
Estimated solid waste converted (pounds)		Estimated hazardous waste converted (pounds)			
Other benefits					
Additional investment and construction jobs created when shell building is furnished for occupancy or expanded. Permanent jobs will be created when facility is occupied.					
SECTION 6		TAXPAYER CERTIFICATION			
I hereby certify that the representations in this statement are true.					
Signature of authorized representative				Date signed (month, day, year)	
Harold Force				April 11, 2014	
Printed name of authorized representative				Title	
Harold Force				Member	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

A. The designated area has been limited to a period of time not to exceed _____ calendar years* (*see below*). The date this designation expires is _____.

B. The type of deduction that is allowed in the designated area is limited to:

- | | | |
|--|------------------------------|-----------------------------|
| 1. Redevelopment or rehabilitation of real estate improvements | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Residentially distressed areas | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

C. The amount of the deduction applicable is limited to \$ _____.

D. Other limitations or conditions (*specify*) _____

E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (* *see below*)
 ☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10

F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No

If yes, attach a copy of the abatement schedule to this form.

If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (<i>signature and title of authorized member of designating body</i>)	Telephone number ()	Date signed (<i>month, day, year</i>)
Printed name of authorized member of designating body	Name of designating body	
Attested by (<i>signature and title of attester</i>)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
- (2) The number of new full-time equivalent jobs created.
- (3) The average wage of the new employees compared to the state minimum wage.
- (4) The infrastructure requirements for the taxpayer's investment.

- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Custom Tax Abatement Schedule for Force Holdings, LLC

Wednesday, May 7, 2014

Real Property Custom Tax Abatement for Force Holdings, LLC

YEAR OF DEDUCTION	PERCENTAGE
-------------------	------------

1st	95%
-----	-----

2nd	95%
-----	-----

3rd	95%
-----	-----

4th	95%
-----	-----

5th	95%
-----	-----

6th	80%
-----	-----

7th	60%
-----	-----

8th	40%
-----	-----

9th	20%
-----	-----

10th	10%
------	-----

11 th and thereafter	0%
---------------------------------	----

RESOLUTION NO. ____, 2014

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*
AND AUTHORIZING THE MAYOR TO EXECUTE
THE STATEMENT OF BENEFITS FORM

Force Holdings, LLC

WHEREAS, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA); and

WHEREAS, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 12-1984 by the Common Council on December 18, 1984 which remains in full force and effect; and

WHEREAS, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for real property in an area previously designated as an ERA; and

WHEREAS, **Force Holdings, LLC** filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated April 11, 2014 requesting the approval of a custom ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of improving real estate within an established ERA located at Lot 5, Woodside Northwest, International Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

WHEREAS, pursuant to INDIANA CODE 6-1.1-12.1- 3(c), a deduction allowed for improvement to real estate:

1. Shall be for a period of not more than five (5) years if the area is a residentially distressed area; or
2. Shall be either three (3), six (6), or ten (10) years in an economic revitalization area designated before July 1, 2000; or
3. Shall be for a period not to exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

WHEREAS, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real property tax abatement be granted.

NOW, THEREFORE, BE IT RESOLVED, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefit forms submitted by **Force Holdings, LLC** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **Force Holdings, LLC** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
 - a. The estimated value of the proposed redevelopment or rehabilitation to the real estate is reasonable for projects of that nature; and
 - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
 - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
 - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
 - e. The totality of benefits is sufficient to justify the deduction.
3. **Force Holdings'** project represents a major capital investment into the improvement of real estate and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for real property pursuant to INDIANA CODE 6-1.1-12.1- 3 and 4 and 17, *et. seq.* shall be allowed for 10 years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits forms attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **Force Holdings, LLC**.

ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA, on this ____ day of May 2014, by a vote of ____ ayes and ____ nays.

Presiding Officer of the

Common Council

ATTEST:

Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this ____ day
of May 2014 at ____ o'clock ____ .M.

Clerk-Treasurer

Approved and signed by me this ____ day of May 2014, at
____ o'clock ____ .M.

Mayor of the City of
Columbus, Indiana



MEMORANDUM

TO: Columbus City Council Members

FROM: Jeff Bergman, AICP
on behalf of the Columbus Plan Commission

DATE: April 29, 2014

RE: *ANX-14-01 (Redwood Acquisition Annexation)*
RZ-14-01 (Redwood Acquisition Rezoning)

At its April 9, 2014 meeting, the Columbus Plan Commission reviewed the above referenced applications (an annexation and a rezoning request involving the same property) and forwarded both to the City Council with favorable recommendations. The Plan Commission vote on each request was 9 in favor and 0 opposed.

Redwood Acquisition is proposing that a 23.03 acre property adjacent to the City limits on the west side of Carr Hill Road, south of the intersection with Morgan Willow Trace, be annexed to the City and rezoned to RM (Residential: Multi-family). The annexation will, by State law, also include the adjacent Carr Hill Road right-of-way, making the total annexation area approximately 23.67 acres. The property is currently zoned AP (Agriculture: Preferred). The applicants proposed to build a 130 unit apartment complex on the property.

The Plan Commission favorable recommendation on the rezoning includes the following commitments:

1. A fence shall be installed along that portion of the south/southwest property line that is shared with single-family residential homes. The fence shall serve to delineate the property line and prevent trespass onto the adjacent single-family residential properties. The fence shall be installed with any development of the property and shall be complete prior to occupancy of that development.
2. Structures on the subject property shall maintain a minimum building setback of 25 feet, the setback required for a Buffer Yard Type B, from the south/southwest property line that is shared with single-family residential homes. The nearest 15 feet of the setback, as measured from the property line, shall serve as a buffer, with all existing trees in this area to either remain or be replaced (if removed during construction). Any necessary tree replacement shall occur with any development of the property and shall be complete prior to occupancy of that development.
3. A sidewalk extension, including any necessary curb ramps and signage, shall be installed to facilitate a pedestrian crossing of Carr Hill Road, north of the intersection with Morgan Willow Trace. This improvement shall be installed with any development of the property and shall be complete prior to occupancy of that development. These improvements shall comply with the specifications of the City Engineer.

The annexation request qualifies as a "voluntary annexation" and is subject to the requirements of IC 36-4-3-5.1. Based on the requirements of the Indiana Code for the annexation request the schedule for the consideration of both of these items will be as follows:

1. Annexation Ordinance Public Hearing / Rezoning First Reading:
May 7, 2014 Council Meeting
2. Adoption of Annexation Fiscal Plan Resolution and Ordinance / Rezoning Second Reading:
June 3, 2014 Council Meeting
4. 30-day Annexation Waiting Period
Ends on approximately July 5, 2014

Several members of the public spoke on these requests at the February 12 and April 9 Plan Commission meetings. Those who spoke included (1) residential neighbors to the southwest who were concerned about buffering the apartment site from their properties and fencing to prevent accidental trespass and (2) farmers of the ground to the east concerned about the storm water drainage conditions in this area. The rezoning commitments regarding fencing and buffering are intended to address the concerns of the residential neighbors. The Plan Commission concluded that the drainage issues were not specific to this property, but rather a problem in this area of the community in general. They noted that any development on the subject property would be required to meet the City's storm water management regulations.

These annexation and rezoning requests are two completely separate actions and should be voted on as such by the City Council. The supporting materials for these requests have been combined for the sake of efficiency. The following items of information are attached to this memo for your consideration:

1. the proposed ordinance approving the annexation,
2. the annexation fiscal plan,
3. the resolution certifying the action of the Plan Commission on the annexation,
4. the proposed ordinance approving the rezoning,
5. the resolution certifying the action of the Plan Commission on the rezoning,
6. a copy of the Planning Department staff report provided for the April 9 Plan Commission meeting,
7. a location map showing the site in relation to the current City limits and surrounding zoning, and
8. a conceptual plan of the proposed development provided by the applicant.

Please feel free to contact me if you have any questions regarding this matter.

ORDINANCE NO.: _____, 2014

**AN ORDINANCE ANNEXING AND DECLARING CERTAIN TERRITORY
TO BE A PART OF THE CITY OF COLUMBUS, INDIANA**

**To be known as the: Redwood Acquisition Annexation
Plan Commission Case No.: ANX-14-01**

WHEREAS, a petition has been filed by Redwood Acquisition LLC for the annexation of the property described by Section 1 below; and

WHEREAS, the petitioners represent 100% of the owners of the property subject to the request, which lies outside of, but adequately contiguous to the City of Columbus; and

WHEREAS, the Columbus Plan Commission has, on April 9, 2014, reviewed the request for annexation and forwarded a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has paid reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Property Annexed

The following described property, including a total of +/- 23.67 acres, is annexed to and declared to be part of the City of Columbus, Indiana:

Lot 2 in Charwood, as per plat thereof recorded September 15, 1995 as Instrument No. 93-9093 in Plat Book Q, page 93A in the Office of the Recorder of Bartholomew County, Indiana.

EXCEPT:

That part of Lot 2 in Charwood, as per plat thereof recorded September 15, 1995 as Instrument No. 93-9093 in Plat Book Q, page 93A in the Office of the Recorder of Bartholomew County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Lot 2; thence South 89 degrees 27 minutes 47 seconds West along the south line thereof a distance of 233.63 feet; thence North 74 degrees 14 minutes 32 seconds East a distance of 177.00 feet; thence North 00 degrees 32 minutes 13 seconds West parallel with the East line of said Lot 2 a distance of 23.53 feet; thence North 89 degrees 27 minutes 47 seconds East parallel with the south line of said Lot 2 a distance of 62.84 feet to the East line of said Lot 2; thence South 00 degrees 32 minutes 13 seconds East along said East line of Lot 2 a distance of 70.00 feet to the Point of Beginning. Containing 0.192 acres, more or less.

AND:

All portions of the right-of-way of Carr Hill Road adjacent to the above referenced Lot 2, minus the noted exception.

SECTION 2: Common Council District

Upon the effective date of this ordinance the property described by Section 1 shall be included in the 2nd Councilmanic District of the City of Columbus, Indiana. The property may, at some future time, be placed in a different Councilmanic District or Districts in accordance with redistricting completed in accordance with Indiana law.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

This ordinance shall be effective after publication of its adoption, as provided in Indiana law.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014, at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014, at _____ o'clock _____.m.

Kristen Brown
Mayor of the City of Columbus, Indiana

CITY OF COLUMBUS, INDIANA ANNEXATION FISCAL PLAN

For Plan Commission Case No.: ANX-14-01 To be known as: “Redwood Acquisition”

Introduction:

This Annexation Fiscal Plan, which is required by Indiana annexation law (IC 36-4-3-3.1), summarizes how the subject property meets the requirements for annexation. The Annexation Fiscal Plan also provides basic data regarding the area and describes the manner in which City of Columbus services will be extended to the subject property upon annexation.

This Annexation Fiscal Plan recognizes that the City of Columbus is a complex combination of land uses and developments, which together provide a complete community. Each land use (residential, commercial, industrial, etc.) directly results in specific receipts and costs for the City. These receipts and costs are typically calculated based on number of residents, land area, etc. However, each land use also indirectly supports the development of complimentary land uses, which also affect receipts and costs. For example, residential development promotes commercial development; and job growth promotes home construction. Therefore, the assignment of specific costs and receipts to specific developments are conceptual and intended for estimating purposes only.

Basic Property Information:

Following is a summary of subject property physical data:

Location: Southwest corner of the Carr Hill Road and Morgan Willow Trace intersection (Columbus Township).

Total Size: +/- 23.67 Acres (0.037 square miles) including approximately 23.03 acres of developable property and approximately 0.64 acres of public right-of-way (Carr Hill Road).

Zoning (Existing): AP (Agriculture: Preferred)

Zoning (Proposed): RM (Residential: Multi-Family)

Land Use: Current – Agriculture / Projected – Multi-Family Residential

Population: Current - 0 / Projected – between 312 and 1,380 [based on the U.S. Census Bureau's 2012 statistic of 2.4 for average 'Persons per Household' in the City of Columbus and the proposed density (130 units) and maximum density allowed (575 units) on the 23.03 acre development site]

City Council District: The property will be assigned initially to City Council District #2.

Legal Requirements & Columbus Annexation Policy:

Indiana law (IC 36-4-3-1.5) requires that, to be eligible for annexation, the external boundary of the subject property must be at least 1/8 (12.5%) contiguous with the boundary of the City (the property involved in this annexation is 42% contiguous with the boundary of the City).

Indiana law further defines three types of annexations: involuntary, voluntary, and super-voluntary. This annexation qualifies as a super-voluntary annexation (IC 36-4-3-5.1), in which 100% of the owners of land in the territory sought to be annexed have signed the annexation petition.

In 1990 the Columbus City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Property Tax Receipts Estimate & Methodology:

The annexation of the subject property will result in receipts to the City of Columbus through a combination of property taxes; state fund distributions, user fees, and other similar sources. This Fiscal Plan recognizes the presence of all income sources, as well as the complexity of calculating specific receipts. An estimate of property tax receipts is provided by comparing the anticipated development on the subject property with similar development within the City of Columbus. It is recognized that the estimated tax receipts represents a broadening of the City's tax base and not a direct increase in revenue due to the maximum tax levy imposed by the State of Indiana and other related factors. The estimated tax receipts are intended to provide basic information by which the general fiscal impact of the proposed annexation may be evaluated. The current property tax information for the subject property is summarized below:

Current Net Assessed Property Value (NAV): \$43,000

Current City Tax Rate (2013 payable 2014): \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts in Year 1: The City of Columbus receipts for the first year after annexation based on the current land use will be \$486.37

The estimated tax receipts at build-out are calculated by comparing the anticipated development on the subject property with the NAV per acre of similar existing locations. A review of the NAV of a wide sampling of multi-family developments in Columbus, including Applegate, Willow Glen, Stonegate, Monarch Crossing, Riverstone, and Parkview Townhomes, reveals an average NAV of \$725,790 per acre for similarly developed properties. The estimated property tax considerations at build-out are summarized below:

Build-out Net Assessed Property Value (NAV): \$16,714,943

Assumed Future City Tax Rate: \$1.1311 per \$100 of NAV.

City of Columbus Tax Receipts at Build-out: \$189,063

Cost of Services Methodology:

The capital services within the annexation area were evaluated to determine what, if any, new infrastructure is needed to provide services to the subject property in the same manner as those services are provided to other similar areas within the City's corporate boundaries. No capital expenditures were identified as necessary for this annexation. The subject property is currently provided with the same capital services as other agricultural uses within the City of Columbus. The installation of all necessary streets, utilities, and other infrastructure will be completed by the developer at the time the property is converted from agricultural to multi-family residential use, consistent with the policies of the City.

Non-capital services, which are delivered to the subject property without requiring installation of capital infrastructure, were assessed through consultation with the Department Head responsible for each service. Some services are already available to the subject property, and others have yet to be initiated. In each case, the services will be provided to the subject property immediately upon annexation in a manner equivalent in standard and scope to the services being provided to other areas within the City's corporate boundaries.

Provision of Services:

The descriptions of the City services to be provided and an estimate of cost (as calculated by each Department Head) are provided below in the form of a summary table. Following is a narrative for each service type.

1. Police: The services provided by the City of Columbus Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who are in danger of physical harm, resolution of conflicts, and the creation and maintenance of a feeling of security in the community. The Police Department is also involved in legal work and the protection of constitutional rights. Lastly, the Police Department performs traffic control, promotes civil order, and provides technical assistance to the public in the area of crime prevention.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

2. Fire: The Fire Department services include fire protection and medical emergency assistance. The services also include fire suppression, emergency response, fire prevention, fire inspection, and public education in the area of fire safety.

The Fire Department reported no cost for the extension of non-capital services to the subject property.

3. Sanitation / Streets / Public Transportation: The City Services Department provides refuse collection, compost, and brush clipping services. The Department also provides for the maintenance of streets at a level that ensures transportation safety and efficiency. The services provided include snow removal, street cleaning, and general maintenance. This Department provides for public transportation through the ColumBUS system. Finally, the Department provides for the maintenance of storm water drainage facilities.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

4. Sanitary Sewer / Public Water: Columbus City Utilities provides sanitary sewer and public water services, including the installation and maintenance of treatment facilities and service mains.

City Utilities Department applies a "four year revenue" rule when deciding how much ratepayer investment to make in any water or sewer extension. The Department estimates the gross revenue that would result from any proposed extension and will invest up to that amount in the extension of services. The party requesting the extension may make up the difference between the investment and the actual cost of the facilities. However, if the Utility Service Board

determines that it is in the overall good for the City of Columbus to extend services, then the “four year rule” is set aside. These projects typically include significant job creation or other large-scale economic development benefits to the community.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

5. Parks & Recreation: The Parks Department provides for the establishment, programming, and maintenance of park facilities throughout the City. The Department also provides for the scheduling and facilitation of recreational activities and other related events.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

6. Animal Care Services: The Columbus Animal Care Department provides care, shelter, and the humane euthanization of domestic animals. They also provide regular patrol, complaint investigation, and animal emergency services.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Service Type	Capital Costs	Annual Non-Capital Costs
Police	\$0	\$0
Fire / Medic	\$0	\$0
Sanitation, Streets, & Public Transit	\$0	\$0
Sanitary Sewer & Public Water	\$0	\$0
Parks & Recreation	\$0	\$0
Animal Care & Control	\$0	\$0
Administrative Services	\$0	\$0

7. Administrative Services: The Administrative functions of the City include those provided by the Planning Department, Airport Board, Department of Community Development, City Engineer, Human Rights Commission, Mayor's Office, Personnel Department, and City Attorney. These departments provide for the general operation and organization of City government.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

8. CAMPO (Columbus Area Metropolitan Planning Organization): CAMPO is responsible for the continuing, cooperative and comprehensive transportation planning process for the Columbus Metropolitan Planning Area.

No comment has been provided on this annexation indicating no cost for the extension of non-capital services to the subject property.

Methods of Financing Services & Timing:

It is anticipated that the appropriate non-capital City services will be provided within existing and future city budgets, and that there will be little or no additional cost to the city as a result of the annexation. All capital and non-capital services are available to the subject property immediately in the same manner in which they are provided to other, similar areas within the City of Columbus.

RESOLUTION: ANX-14-01

of the City of Columbus, Indiana Plan Commission

regarding

**Case number ANX-14-01 (Redwood Acquisition LLC),
a proposal to annex +/-23.67 acres to the City of Columbus**

WHEREAS, the Plan Commission has received the application referenced above from Redwood Acquisition LLC, with the permission of Robert & Charlene Dalmberg; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the annexation request, which meets the requirements of IC 36-4-3-5.1 for voluntary annexation, and

WHEREAS, the Plan Commission did, on April 9, 2014, review the annexation request; and

WHEREAS, the Plan Commission did pay reasonable regard to the requirements of the Indiana Code and the adopted annexation policies of the City of Columbus; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

The annexation of the property subject to the application (approximately 23.67 acres located on the west side of Carr Hill Road, south of the intersection with Morgan Willow Trace) is forwarded to the Common Council with a favorable recommendation.

ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9th DAY OF APRIL, 2014 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.

Roger Lang, President

ATTEST:

David L. Fisher, Secretary

ORDINANCE NO.: _____, 2014

**AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP
OF COLUMBUS, INDIANA, REZONING THE SUBJECT PROPERTY
FROM "AP" (AGRICULTURE: PREFERRED)
TO "RMC" (RESIDENTIAL: MULTI-FAMILY WITH COMMITMENTS)**

**To be known as the: Redwood Acquisition Rezoning
Plan Commission Case No.: RZ-14-01**

WHEREAS, this rezoning was requested by Redwood Acquisition and includes the consent of all owners of the subject property; and

WHEREAS, the Columbus Plan Commission did, on April 9, 2014, hold a legally advertised public hearing on said request and has certified a favorable recommendation to the Common Council; and

WHEREAS, the Common Council of the City of Columbus, Indiana has considered the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance.

NOW THEREFORE BE IT ORDAINED by the Common Council of the City of Columbus, Indiana, as follows:

SECTION 1: Official Zoning Map

The zoning classification of the following described real estate, which is in the zoning jurisdiction of the City of Columbus, Indiana, shall be changed from "AP" (Agriculture: Preferred) to "RMC" (Residential: Multi-family with commitments):

Lot 2 in Charwood, as per plat thereof recorded September 15, 1995 as Instrument No. 93-9093 in Plat Book Q, page 93A in the Office of the Recorder of Bartholomew County, Indiana.

EXCEPT:

That part of Lot 2 in Charwood, as per plat thereof recorded September 15, 1995 as Instrument No. 93-9093 in Plat Book Q, page 93A in the Office of the Recorder of Bartholomew County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said Lot 2; thence South 89 degrees 27 minutes 47 seconds West along the south line thereof a distance of 233.63 feet; thence North 74 degrees 14 minutes 32 seconds East a distance of 177.00 feet; thence North 00 degrees 32 minutes 13 seconds West parallel with the East line of said Lot 2 a distance of 23.53 feet; thence North 89 degrees 27 minutes 47 seconds East parallel with the south line of said Lot 2 a distance of 62.84 feet to the East line of said Lot 2; thence South 00 degrees 32 minutes 13 seconds East along said East line of Lot 2 a distance of 70.00 feet to the Point of Beginning. Containing 0.192 acres, more or less.

SECTION 2: Commitment(s)

The use and development of the subject property shall be subject to the following commitments:

1. A fence shall be installed along that portion of the south/southwest property line that is shared with single-family residential homes. The fence shall serve to delineate the property line and prevent trespass onto the adjacent single-family residential properties. The fence shall be installed with any development of the property and shall be complete prior to occupancy of that development.

2. Structures on the subject property shall maintain a minimum building setback of 25 feet, the setback required for a Buffer Yard Type B, from the south/southwest property line that is shared with single-family residential homes. The nearest 15 feet of the setback, as measured from the property line, shall serve as a buffer, with all existing trees in this area to either remain or be replaced (if removed during construction). Any necessary tree replacement shall occur with any development of the property and shall be complete prior to occupancy of that development.
3. A sidewalk extension, including any necessary curb ramps and signage, shall be installed to facilitate a pedestrian crossing of Carr Hill Road, north of the intersection with Morgan Willow Trace. This improvement shall be installed with any development of the property and shall be complete prior to occupancy of that development. These improvements shall comply with the specifications of the City Engineer.

SECTION 3: Repealer

All ordinances or parts thereof in conflict with this ordinance shall be repealed to the extent of such conflict.

SECTION 4: Severability

If any provision, or the application of any provision, of this ordinance is held unconstitutional or invalid the remainder of the Ordinance, or the application of such provision to other circumstances, shall be unaffected.

SECTION 5: Effective Date

After its adoption, this ordinance shall be effective upon and after the date and time that companion ordinance ___, 2014 annexing the subject property to the City of Columbus is filed and recorded.

ADOPTED, by the Common Council of the City of Columbus, Indiana, this _____ day of _____, 2014 at _____ o'clock _____.m., by a vote of _____ ayes and _____ nays.

Presiding Officer

ATTEST:

Luann Welmer
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the _____ day of _____, 2014 at _____ o'clock _____.m.

Kristen Brown
Mayor of the City of Columbus, Indiana

RESOLUTION: RZ-14-01

of the City of Columbus, Indiana Plan Commission

regarding
Case number RZ-14-01
(Redwood Acquisition Rezoning),
a proposal to rezone +/-23.03 acres from
AP (Agriculture: Preferred) to RM (Residential: Multi-family)

WHEREAS, the Plan Commission has received the application referenced above from Redwood Acquisition; and

WHEREAS, the applicant(s) represent 100% of the property owners involved in the rezoning request, which meets the requirements of IC 36-7-4-602(c); and

WHEREAS, the Plan Commission did, on April 9, 2014, hold a public hearing consistent with the applicable requirements of Indiana law, the Columbus & Bartholomew County Zoning Ordinance, and the Plan Commission Rules of Procedure; and

WHEREAS, the Plan Commission did pay reasonable regard to the criteria contained in Section 12.6(G) of the Columbus & Bartholomew County Zoning Ordinance; and

WHEREAS, the Plan Commission recognizes that its action on this matter represents a recommendation to the Common Council of the City of Columbus, Indiana, which will be responsible for final action on the request.

NOW THEREFORE BE IT RESOLVED, by the Plan Commission of the City of Columbus, Indiana, as follows:

- 1) The rezoning of the property subject to the application (approximately 23.03 acres located on the west side of Carr Hill Road, south of the intersection with Morgan Willow Trace) is forwarded to the Common Council with a favorable recommendation. That recommendation includes the following commitments:
 - a) A fence shall be installed along that portion of the south/southwest property line that is shared with single-family residential homes. The fence shall serve to delineate the property line and prevent trespass onto the adjacent single-family residential properties. The fence shall be installed with any development of the property and shall be complete prior to occupancy of that development.
 - b) Structures on the subject property shall maintain a minimum building setback of 25 feet, the setback required for a Buffer Yard Type B, from the south/southwest property line that is shared with single-family residential homes. The nearest 15 feet of the setback, as measured from the property line, shall serve as a buffer, with all existing trees in this area to either remain or be replaced (if removed during construction). Any necessary tree replacement shall occur with any development of the property and shall be complete prior to occupancy of that development.
 - c) A sidewalk extension, including any necessary curb ramps and signage, shall be installed to facilitate a pedestrian crossing of Carr Hill Road, north of the intersection with Morgan Willow Trace. This improvement shall be installed with any development of the property and shall be complete prior to occupancy of that development. These improvements shall comply with the specifications of the City Engineer.
- 2) This resolution shall serve as the certification required for such ordinance amendments (re-zonings) by IC 36-7-4-605.

**ADOPTED BY THE COLUMBUS, INDIANA PLAN COMMISSION THIS 9th DAY OF APRIL,
2014 BY A VOTE OF 9 IN FAVOR AND 0 OPPOSED.**

Roger Lang, President

ATTEST:

David L. Fisher, Secretary



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (Updated – April 9, 2014 Meeting)

Docket No. / Project Title: ANX-14-01 / RZ-14-01 (Redwood Acquisition)
Staff: Emilie Pinkston
Applicant: Redwood Acquisition, LLC
Property Size: 23.03 Acres
Current Zoning: AP (Agriculture: Preferred)
Proposed Zoning: RM (Residential: Multi-Family)
Location: Southwest corner of the Carr Hill Road and Morgan Willow Trace intersection, in Columbus Township

Background Summary:

The applicant has indicated that the proposed annexation and re-zoning is for the purpose of developing a multi-family residential apartment complex consisting of multiple four to eight unit apartment buildings with a total of 130 units. This request was continued from the February 12, 2014 and March 12, 2014 Plan Commission meetings to allow the petitioners time to address drainage concerns.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the property a logical and appropriate addition to the City of Columbus?
2. Is multi-family development, particularly the density permitted in the RM zoning district, appropriate at this location?
3. Should a landscape buffer and/or fence be required along the southwest property line to delineate the property line and prevent trespass onto the residential properties to the south and southwest?
4. Should the petitioners be required to improve the Carr Hill Road and Morgan Willow Trace intersection as described in the City of Columbus Bicycle and Pedestrian Plan?

Preliminary Staff Recommendation (Annexation):

Favorable recommendation to the City Council. The subject property is 40.7% contiguous with the City of Columbus and represents orderly development. The location of the subject property will facilitate efficient provision of city services any future development.

Preliminary Staff Recommendation (Re-zoning):

Favorable recommendation to the City Council with the following conditions:

1. A fence with a minimum height of 6 feet shall be installed along the south/southwest property line to delineate the property line and prevent trespass onto the single-family residential properties to the south and southwest.
2. Structures on the subject property shall maintain a minimum building setback of 25 feet, the setback required in the Buffer Yard Type B, from the southwest property line. The nearest 15 feet of the setback, as measured from the property line, shall serve as a buffer, with all existing trees in this area to remain, and no construction activity of any kind to occur (with the exception of the required fence.)

3. The applicants shall install the sidewalk extension, including any necessary signage, to facilitate a pedestrian crossing at Carr Hill Road north of the intersection with Morgan Willow Trace. This improvement shall be installed as part of the development of the property and be completed prior to occupancy of that development.

Plan Commission Options:

Annexation and re-zoning are two separate requests and should be decided separately. In reviewing requests for annexation & re-zoning the Plan Commission may (1) forward a favorable recommendation on both or either to the City Council, (2) forward an unfavorable recommendation on both or either to the City Council, (3) forward both or either to City Council with no recommendation, or (4) continue the review to the next Plan Commission meeting. The Plan Commission may recommend that conditions or commitments be attached to the re-zoning request. The City Council makes all final decisions regarding annexation & re-zoning applications.

Considerations / Decision Criteria (Annexation):

Indiana law requires that, to be eligible for annexation, the external boundary of the area must be at least 12.5% contiguous with the boundary of the City (the property involved in this annexation is 40.7% contiguous with the boundary of the City). In 1990 the City Council adopted the following policies for annexation:

1. Subdivisions which are contiguous to the City should be a part of the City.
2. Land contiguous to the City zoned for commercial or industrial purposes should be annexed to the City before it is developed.
3. Land contiguous to the City used for commercial or industrial purposes should be a part of the City.
4. Undeveloped land required to complement the annexation of developed land and which helps provided the ability to manage growth should be a part of the City.
5. Neighborhoods which are socially, culturally, and economically tied to the City should be a part of the City.
6. The pattern of City boundaries should promote efficient provision of services by the City, the County, and other agencies.
7. Contiguous lands needed for orderly growth and implementation of the City's Comprehensive Plan should be a part of the City.
8. Contiguous lands which are likely to be developed in the relatively near future should be a part of the City.
9. Contiguous lands having the potential for health or safety problems or environmental degradation should be a part of the City and provided with City services.
10. Contiguous properties which, if annexed, would serve to equalize the tax burden for City residents should be a part of the City.

Decision Criteria (Re-Zoning):

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering a re-zoning:

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan has identified the future land use of this location as residential. The property's development as multi-family residential is consistent with the Plan's encouragement for orderly growth and infill development. The subject property is in close proximity to a number of commercial goods and services along Carr Hill Road and Jonathan Moore Pike, and it is less than half a mile from the People Trail. The subject property is surrounded by development on the north and south; therefore, the development of the subject property is orderly and will facilitate efficient provision of city services.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: The subject property is nestled between multi-family development and low-density, single-family residential to the south and commercial development, including large retention ponds, to the north. The property immediately east of the subject property is agriculture. The proposed

multi-family development is consistent with the multi-family development to the south, and high density development is appropriate in this location due to its proximity to a number of commercial goods and services. Multi-family development at this location; however, will be in contrast to the low-density, highly wooded, single-family properties to the south and southwest.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The Comprehensive Plan identifies the future use of this land, and the areas to the east, south, and west, as residential. The proximity to commercial goods and services makes this property appropriate for multi-family development. The subject property is also located in Flood Zone AE (100-year floodway fringe), which serves as a natural holding area for flood waters from the East Fork of the White River and the Driftwood River.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: The property values of properties throughout the jurisdiction of the City of Columbus, generally, will not be negatively impacted if the proposed rezoning is approved. Further, the property values of nearby properties are not expected to be affected in an adverse manner. A multi-family development is already present in the area.

Responsible growth and development.

Preliminary Staff Comments: Rezoning the subject property to RM (Residential: Multi-Family) represents responsible growth and development. The subject property is adjacent to a large commercial area, making it appropriate for the dense development associated with multi-family residential development. The property is immediately accessible by Carr Hill Road and has easy access to city utilities.

Current Property Information:	
Existing Land Use:	Agriculture
Existing Site Features:	Agricultural field and a narrow, wooded strip along the southwest perimeter of the property.
Flood Hazards:	The subject property is almost entirely located within Flood Zone AE (100-year floodway fringe). A very small portion of the northwest corner of the property is located within Flood Zone X (500-year floodway fringe).
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	None
Vehicle Access:	The subject property is accessed from Carr Hill Road (Suburban, Residential Collector Street). Morgan Willow Trace (Suburban, Local Street) tees into Carr Hill Road near the north property line of the subject property.

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	PUD (Planned Unit Development)	Commercial (Menards, Sam's Club)

South:	PUD (Planned Unit Development) AP (Agriculture: Preferred)	Multi-Family Residential (Charwood Suites) Single-Family Residential
East:	AP (Agriculture: Preferred)	Agriculture
West:	AP (Agriculture: Preferred)	Single-Family Residential

Zoning District Summary (Existing / Proposed):		
	Existing Zoning: AP	Proposed Zoning: RM
Zoning District Intent:	<p>This district is intended to provide an area suitable for agriculture and agriculture-related uses. This district is further intended to preserve the viability of agricultural operations, and limit non-agricultural development in areas with minimal, incompatible infrastructure.</p> <p>Residential development in this zoning district is intended to be limited. In no instance shall this zoning district be considered a large-lot residential zone. This district is further intended to protect the use and value of both agricultural and non-agricultural property within the community.</p>	<p>This district is intended to provide areas for a variety of multi-family uses, such as two-family dwellings, apartment homes and complexes, and condominiums in areas with compatible infrastructure and services. Development in this zoning district should be served by sewer and water utilities. This district should be used in limited locations with highly developed infrastructure, immediate access to Arterial or Collector roads, and direct connections to public open space and convenience goods. This district may be used to provide a transition from regional commercial areas to moderate density single-family residences. In jurisdiction of the City of Columbus this district is intended for use only within the City limits.</p>

Permitted Uses:	<ul style="list-style-type: none"> • Farm (General) • Single-Family Dwelling • Nature Preserve / Conservation Area 	<ul style="list-style-type: none"> • Multi-Family Dwellings • Two-Family Dwellings • Nursing Home / Assisted Living Facility • Retirement Facility • Nature Preserve / Conservation Area
Water and Sewer Service:	Not Required	Required

Lot and/or Density Requirements:	Minimum Lot Area: 1 acre or as required to provide two viable septic system sites Maximum Lot Coverage: Agricultural Structures: None Non-Agricultural Structures: 35%	Minimum Lot Area: Non-Residential Use: 5,000 sq. ft. Residential Use: 1,500 sq. ft. per dwelling unit (with a minimum of 6,000 square feet if fewer than 4 units) Maximum Lot Coverage: 65% Maximum Gross Density: 25 Dwelling Units per Acre
Setbacks Required: Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.	Side and Rear Yard Setback: Agricultural Structure: 30 feet Primary Structure: 30 feet* Accessory Structure: 15 feet* *5 feet on lots of 2 acres or less where the applicable side or rear lot line adjoins a property of 2 acres or less Front Yard Setback (for Carr Hill Road, a Collector Street): Collector Street: 25 feet	Side Yard Setback: Two-Family Structure: 5 feet Multi-Family Structure: 10 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet Rear Yard Setback: Primary Structure: 10 feet Non-Residential Structure: 10 feet Accessory Structure: 5 feet Front Yard Setback (for Carr Hill Road, a Collector Street): Collector Street: 10 feet* *25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures
Height Restrictions:	Primary Structure: Agricultural Structure: None Primary Structure: 40 feet Accessory Structure: 35 feet	Primary Structure: 50 feet Accessory Structure: 25 feet
Floor Area Requirements:	Minimum Living Area per Dwelling: 1,000 square feet	Minimum Living Area per Dwelling: Two-Family: 1,000 square feet Multi-Family: 500 square feet

Signs (for the current and proposed uses):	Wall Signs: Not permitted Freestanding Signs: Not permitted	Wall Signs: Not permitted Freestanding Signs: Freestanding signs are not permitted for multi-family residential developments. Instead, these developments are permitted to install two Development Entry Signs per public street access point. Each Development Entry Sign can have a maximum area of 32 square feet and a maximum overall height of 6 feet.
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Interdepartmental Review:	
City Engineering:	<p>The AP [zoning] district is intended to provide an area suitable for agriculture and agriculture-related uses and preserve the viability of agricultural operations. This site [if it retained its AP zoning] can support one dwelling unit which could generate approximately 9.5 trips per day entering and leaving the site daily.</p> <p>The RM [zoning] district allows a maximum gross density of 25 dwellings per acre, or 580 dwellings potentially on this site. 580 dwellings in a multi-family development will potentially generate 3,586 trips per day entering and leaving the site. The petitioner has expressed a desire to rezone the site to RM and construct 128 dwelling units, which could generate between 780 and 1575 trips per day entering and leaving the site. Assuming all roads developed on site remain private, the main impact [of this development] is to Carr Hill Road.</p> <p>These estimates are based on ITE trip generation studies with 50% of the trips entering and 50% leaving on an average weekday. Dwellings that are above average in cost or size, or are farther away from business districts, possible characteristics of a development on this site, tend to have higher trip generation numbers.</p> <p>In respect to the drainage report that was submitted to the Planning Department on March 4, 2014, the City Engineer had the following comments: I, as well as Steve Rucker, have reviewed the preliminary drainage report for this proposed development. I believe American Structurepoint and Redwood Acquisition are on the right track to comply with the City's Stormwater Management Ordinance requirements as well as all other state and federal laws governing stormwater management. I met with a representative from American Structurepoint, a representative from Redwood Acquisition, and parties concerned about this development regarding stormwater management. I believe both Redwood Acquisition and American Structurepoint are aware of the concerns as they move forward. The Plan Commission can act as they so choose on both the annexation request and the rezoning request at the next meeting.</p>
City Utilities:	No comments received.
Parks Department:	No comments received.

MPO:	No comments received.
Police Department:	No comments received.
Fire Department:	The Fire Department has no issues with the rezoning or annexation as long as the development [meets the standards of the Fire Code for access and/or sprinkler systems.] Per the Fire Code, multi-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate access roads. However, projects having up to 200 dwelling units may instead have a single approved access road when all buildings are equipped with approved automatic sprinkler systems.

History of this Location:

The relevant history of this property includes the following:

1. In March 2002, the City of Columbus-Bartholomew County Planning Department issued a Zoning Compliance Certificate (C/ZC-4-02-2) that allowed Charwood Suites, the extended stay hotel on the property immediately south of the subject property, to install an off-premise freestanding sign on the subject property. The sign has an area of 144 square feet (12 feet by 12 feet) and has an overall height of 35 feet.
2. In 2005, an easement, by way of Instrument Number 2005-5926, was recorded on the subject property to allow the location and maintenance of the off-premise freestanding sign and a portion of Charwood Suite's retention pond. The document states that the freestanding sign and the retention pond will not be interfered with, removed, or obstructed.

History of this Application:

The relevant history of this application includes the following:

1. On February 12, 2014, the City Plan Commission voted to continue this request to the March 12, 2014 Plan Commission meeting in order to allow the petitioner time to address concerns that were raised by the public during the public hearing, particularly in respect to drainage. Concerns of the public included the following: (1) the raising of the water table as a result of development in the area and consequently causing standing water on the adjacent farm ground, (2) the preservation of the wooded strip along the south and southwest property lines, (3) the presence of historical artifacts on the subject property, and (4) the quantity of landscaping required by the Zoning Ordinance at the time of site plan review. The public also had conflicting wishes in respect to the installation of a fence along the south and southwest property lines; this issue was unresolved. The Plan Commission directed the petitioner to provide preliminary drainage calculations to the City Engineer, and the Plan Commission requested that the City Engineer report back to the Commission regarding whether the calculations satisfy the Columbus drainage codes. The submittal deadline for the drainage calculations was February 27, 2014; however, the drainage report was not submitted to the Planning Department until March 4, 2014.
2. On March 12, 2014, the Plan Commission granted the applicant's request to continue this petition to the April 9, 2014 Plan Commission meeting. The petitioners requested the continuance to allow time for the City Engineer to review the submitted drainage report.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as residential.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-3:** Ensure that development takes place in a manner which allows for preservation of farmland, open space, and significant natural features whenever possible and desirable.
2. **POLICY A-2-5:** Ensure that the city considers the impacts on agriculture when new development is proposed or infrastructure extended.

3. **POLICY A-2-6:** The City Council should consider annexation proposals on a case-by-case basis within the laws of the State of Indiana and the city's adopted annexation policies. *Annexation increases taxes and increases the pressure for development. Because of requirements of Indiana law, it is sometimes necessary for the city to annex farmland in order to provide for orderly growth, but the city's annexation policies should discourage annexation of farmland except when necessary.*
4. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
5. **POLICY A-2-13:** Encourage growth to take place at a rate that enables the city to maintain the high quality of public services.
6. **POLICY A-4-2:** Encourage infill development, and/or use of vacant parcels for projects such as parks or other amenities which complement the neighborhoods in which they are located.
7. **POLICY A-4-7:** Require new development to take place in an orderly fashion to facilitate efficient provision of services at reasonable cost.

This property is located in the western gateway area character area. The following Planning Principle(s) apply to this application:

1. Commercial development and agriculture should continue to be the dominant land uses in the area.
2. In order to reflect the importance of this area as the city's primary entry, design standards should be adopted for layout, buildings, landscaping, signs, and lighting.
3. Any additional residential development should be of a type similar to those already in the area: urban density, attached or multifamily units.
4. Any new residential development should be appropriately buffered from commercial areas, through setbacks, landscaping, and fencing.
5. Pedestrian and bicycle connections should be provided among commercial areas as well as between residential and commercial areas.

The City of Columbus Bicycle and Pedestrian Plan lists the Morgan Willow Trace and Carr Hill Road intersection as a Secondary Priority Project. The intersection improvement is intended to correct the sidewalk gap along Carr Hill Road, as the sidewalk is currently on the west side of Carr Hill Road to the south of the intersection and the east side of Carr Hill Road to the north of the intersection.

Planning Consideration(s):

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

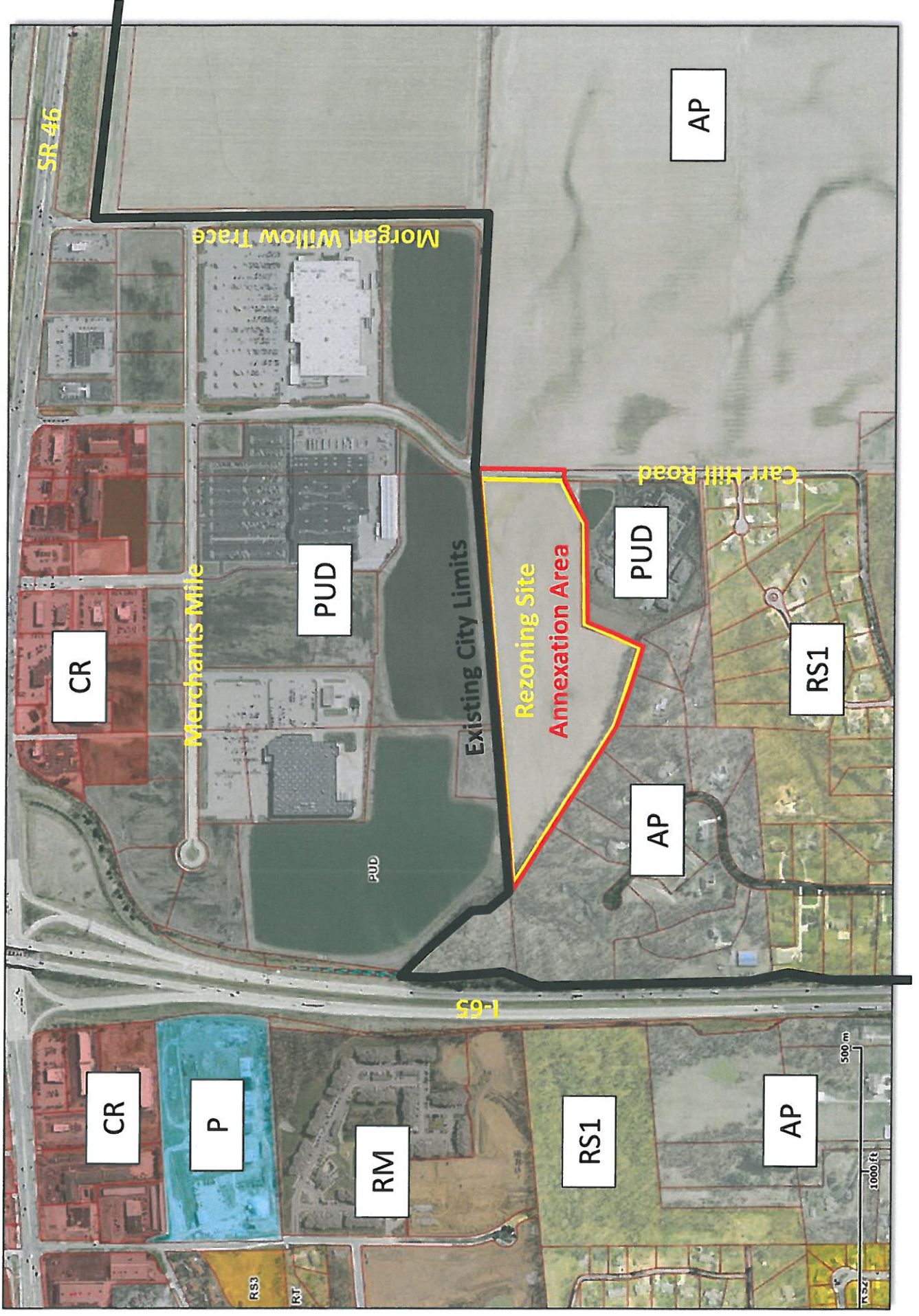
1. The petitioner proposes to develop an apartment complex consisting of multiple four to eight unit, single-story apartment buildings. The development will include approximately 130 dwelling units. Multi-family development is not permitted in the AP (Agriculture: Preferred) zoning district so the applicants are proposing to rezone the property to RM (Residential: Multi-Family).
2. The RM (Residential: Multi-Family) zoning district has a maximum gross density of 25 dwelling units per acre. If the property is successfully rezoned, the Zoning Ordinance would permit 555 multi-family dwelling units on the 23.03 acre site.
3. The subject property gains access from Carr Hill Road, which is designated as a Collector Street. According to the City of Columbus Thoroughfare Plan, collectors are intended to connect local streets with arterial streets and secondary traffic generators, such as schools and small shopping centers. The capacity of collector streets may be as much as 8,000 vehicles per day. Per the City Engineer's Office, the proposed development, with 130 apartment units, could generate between 780 and 1575 trips per day. If the site was developed to its maximum density, the development could generate approximately 3,600 trips per day.
4. The sidewalk adjacent to the subject property abruptly ends approximately 80 feet south of the north property line. If the property is successfully rezoned and the petitioners move forward with a multi-family development, the extension of the existing sidewalk to the north property line will be required by the Zoning Ordinance during site plan review.
5. Improvements to Carr Hill Road are included in both the City of Columbus' Bicycle and Pedestrian Plan and Thoroughfare Plan. The Bicycle and Pedestrian Plan lists the improvement of the Carr Hill Road and Morgan Willow Trace intersection as a secondary priority project. The project is intended to correct the sidewalk gap, through the installation of a crosswalk or other connection, between the

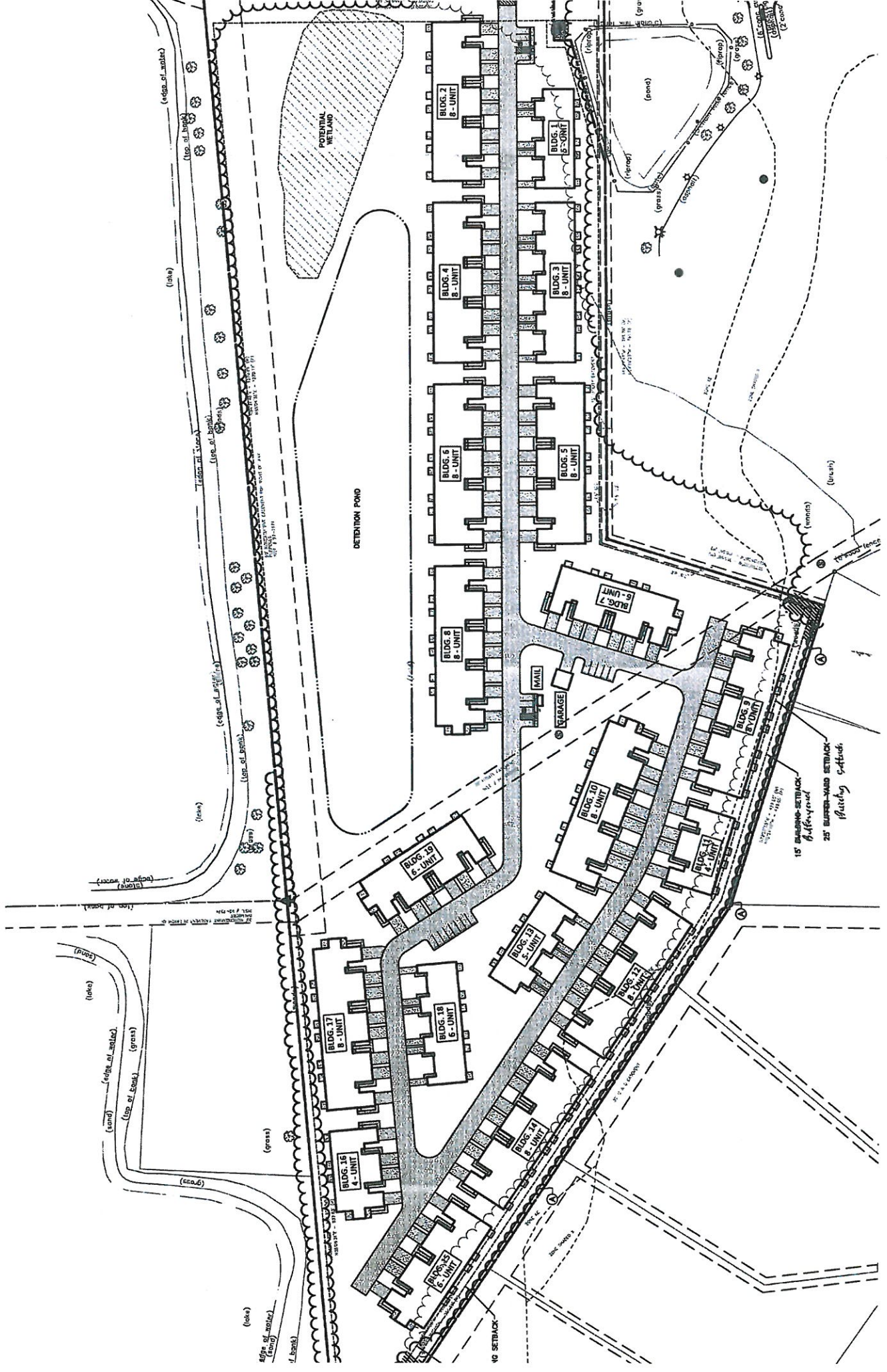
sidewalk on the west side of Carr Hill Road to the south of the intersection and the sidewalk on the east side of Carr Hill Road to the north of the intersection. The Thoroughfare Plan lists the improvement of Carr Hill Road from I-65 to State Road 46 as an anticipated long-term project. Based on the classification of Carr Hill Road, the improvement will include bicycle lanes. However, due to the long-term nature of the project, this improvement is unlikely to occur in the foreseeable future.

6. In the area adjacent to the subject property, Carr Hill Road is a County Road. If the subject property is successfully annexed, the annexation will also include the right-of-way of Carr Hill Road that is adjacent to the subject property.
7. The subject property is almost entirely located within Flood Zone AE (100-year floodway fringe). The proposed development will be required to meet the standards for development in a special flood hazard area, as described in Section 4.7 of the Zoning Ordinance. These standards include, but are not limited to, constructing the lowest floor of all structures at or above the flood protection grade.
8. A significant difference in elevation exists between the subject property and the single-family residential properties to the southwest. The single-family residential homes are positioned approximately 55 feet higher than the southwestern edge of the subject property.
9. The single-family residential properties immediately southwest of the subject property are zoned AP (Agriculture: Preferred). The Zoning Ordinance does not require a landscape buffer between the RM (Multi-Family Residential) and AP (Agriculture: Preferred) zoning districts. However, if the residential properties to the southwest were zoned with a typical single-family residential zoning district, such as RS1 or RS2, the Zoning Ordinance would require that the proposed development include a Buffer Yard Type B along the southwest property line. A Buffer Yard Type B includes a minimum width of 15 feet in addition to the minimum setback otherwise required, which is 10 feet. The buffer yard also requires a minimum of 65 landscaping points within every 50 linear feet of buffer yard required. When Charwood Suites received approval in 2007 (PUD-06-09 and PUD-07-02), the Plan Commission required that the developers install a 6 foot tall opaque fence along the south and southwest property lines in order to delineate the property and discourage trespassing. The subject property abuts the same residential neighborhood to the southwest.
10. According to the U.S. Fish and Wildlife Service's National Wetlands Inventory, a freshwater emergent wetland is present on the subject property. This wetland is described as an herbaceous marsh, fen, swale or wet meadow. The wetland is shown on the site plan provided by the petitioners.
11. An off-premise freestanding sign for Charwood Suites, the extended stay hotel located immediately south of the subject property, is located on the subject property. The freestanding sign was permitted by the Planning Department in March of 2002, and an easement was recorded in 2005 to secure the location and maintenance of the freestanding sign and a portion of the Charwood Suites' retention pond, which also encroaches onto the subject property. However, the placement of Charwood Suites' off-premise sign will not affect the ability of the petitioners to install development entry signs for the multi-family development. Freestanding signs, which are different than development entry signs, are permitted in the RM zoning district only by conditional use approval for uses that are a conditional use in the RM zoning district. Because multi-family development is a permitted use in the RM zoning district, the freestanding sign regulations are not applicable to the proposed development. Rather, the petitioners will be permitted to install two development entry signs per public street access point. The signs cannot exceed 32 square feet in area and 6 feet in overall height. Although the presence of the Charwood Suites off-premise sign will not prevent the petitioners from installing their own development entry signs, the petitioners intend to remove the land that contains the off-premise sign from the subject property through the means of an administrative subdivision. The removed land will be added to the Charwood Suites property, located immediately south of the subject property. In preparation of this administrative subdivision, the land containing the freestanding sign and the retention pond is not included in the legal description for this request.
12. The subject property is not served by the ColumBUS Transit System. Transit services are not available on the west side of Columbus.
13. The nearest public parks are Harrison Ridge Park and Mill Race Park, both located approximately 1.8 miles from the subject property.
14. The nearest commercial goods are located approximately 0.20 miles north of the subject property, along Carr Hill Road. The commercial good providers include Wal-Mart and Menards.

15. If the subject property is successfully annexed and rezoned, the petitioners' next step will be to submit a Zoning Compliance Certificate Application to the Planning Department for a detailed site plan review of the multi-family development.
16. At the February 12, 2014 Plan Commission meeting, the public raised a number of questions about the proposed development. The following notes address the comments of the public.
 - The subject property includes a wooded strip along its south/southwest property line. This strip ranges between 35 feet and 55 feet in width on the subject property, according to the ALTA topographic survey provided by the applicant. Generally, the wooded strip does not extend far beyond the steep slope, which extends from the properties immediately to the south/southwest of the subject property. However, the subject property continues to slope, gradually, from the south/southwest property line for several hundred feet. The wooded area does extend into the gradually sloping area.
 - According to Indiana Code (IC 14-21-1-29), the developer must do the following if he uncovers an artifact or burial object while conducting site work on the subject property: (1) immediately cease the ground disturbing site work and (2) notify the Department of Natural Resources Division of Historic Preservation and Archaeology (DHPA) within two business days of the discovery. Upon review, the DHPA will either authorize the continuation of the ground disturbing site work, with or without conditions, or require that site work continue only in accordance with an approved plan.
 - Based on the proposed site plan, the following is an approximation of the landscaping that will be required on the subject property:
 - Area #1 (Parking Lot Public Street Frontage) – 1 large tree and 8 ornamental trees or shrubs
 - Area #2 (Parking Lot Interior) – 15 large trees and 88 shrubs
 - Area #3 (Front Setback) – 304 landscape points (approximately 12 large trees)
 - Area #4 (Lot Interior) – 2,400 points (approximately 120 ornamental trees and 160 shrubs)
17. In respect to the drainage report that was submitted to the Planning Department on March 4, 2014 by the petitioners, the City Engineer had the following comments: I, as well as Steve Rucker [Assistant City Engineer], have reviewed the preliminary drainage report for this proposed development. I believe American Structurepoint and Redwood Acquisition are on the right track to comply with the City's Stormwater Management Ordinance requirements as well as all other state and federal laws governing stormwater management. I met with a representative from American Structurepoint, a representative from Redwood Acquisition, and parties concerned about this development regarding stormwater management. I believe both Redwood Acquisition and American Structurepoint are aware of the concerns as they move forward. The Plan Commission can act as they so choose on both the annexation request and the rezoning request at the next meeting.

Property Location & Surrounding Zoning





PROPOSED SITE LEGEND

	TREE PRESERVATION AREA
	3 RAIL VINYL FENCE (5' SETBACK)

DEVELOP	
TOTAL 2 BLDG	
SITE ACRES	
UNITS PER ACRE	